

10 Things I Love About My Home

1. The spacious kitchen that can fit the whole family
2. The walkable distance to the playgrounds, spray pad, clubhouse and pool
3. The privacy and spaciousness in our backyard (and the extended patio), with the raised garden beds, trees and room for a pool and spa
4. The amount of storage - large walk-in pantry, small appliance pantry, walk-in closets, hall closets, etc
5. The community activities at the clubhouse (Easter egg hunt, Food Truck Fridays, Book Club, Game Nights, Movie Nights, BBQs, etc)
6. The professionally landscaped and low maintenance front yard
7. The low electricity bills and solar panels
8. The high ceilings and fireplace in the living room
9. Spacious full 3 car garage with epoxied floors and hanging storage rack
10. The friendly neighbors and larger community

Upgrades

During pre-construction (Summer 2018)

1. Higher quality countertops in kitchen (quartz), master bath (quartz) and all other bathrooms - \$18,104
2. Higher quality carpet throughout the house - \$7,041
3. Higher quality, plank tiling that looks and is textured like hardwood - \$37,873

After move-in

1. Solar energy system with a size of 11.34 kilowatts installed by IntegrateSun, 36 Canadian Solar panels, and a SolarEdge inverter
 - a. Installed: Sept 2019
 - b. Cost: \$43,0843
2. Hauge WaterMax Water softener and filter installed in the garage with a 25-year warranty.
 - a. Installed: October 2018
 - b. Cost: \$4,000
3. Garage floor epoxy floor coating from GarageExperts (local North Houston company)
 - a. Installed: September 2018
 - b. Cost: \$3,500
4. Bravo Landscaping professionally designed our front yard and did custom stonework edging
 - a. Installed: March 2019
 - b. Cost: \$5,300

5. Bravo Landscaping built a backyard garden with 4 raised beds for planting flowers and vegetables (has been kept organic)
 - a. Installed: March 2020
 - b. Cost: \$5,000

6. Upgraded the Hunter Hydrowise Irrigation system to a Wi-Fi/Mobile enabled system
 - a. Installed: November 2018
 - b. Cost: \$250

7. Installed a SafeRacks Overhead Garage Storage system in the garage
 - a. Installed: December 2019
 - b. Cost: \$250

8. Installed ceiling fans in office and the kids bedrooms
 - a. Installed: November 2019
 - b. Cost: \$525

9. Installed smart light switches for exterior front lights and master bedroom light/fan
 - a. Installed: October 2019
 - b. Cost: \$450

Utilities

Electricity - \$100.96/month (0.145499 per kWh w/ Reliant) - Please note we run an electric fireplace, electric dryer and like to keep the house quite chilly in the summer months.

Gas - \$42.30/month

Water - \$114.92/month

Sewer - \$50/month (flat rate)